

028.A

0001

0021.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

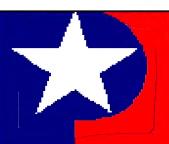
621,200 / 621,200

USE VALUE:

621,200 / 621,200

ASSESSED:

621,200 / 621,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
43		EVERETT ST, ARLINGTON

OWNERSHIP	Unit #:	1
-----------	---------	---

Owner 1: VASSEF HOO MAN

Owner 2:

Owner 3:

Street 1: 43 EVERETT STREET #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: WALZER JANET -

Owner 2: -

Street 1: 43 EVERETT STREET #1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7147																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	617,300	3,900		621,200		200270
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

PREVIOUS ASSESSMENT								Parcel ID	028.A-0001-0021.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	617,300	3900	.		621,200		Year end	12/23/2021
2021	102	FV	599,300	3900	.		603,200		Year End Roll	12/10/2020
2020	102	FV	590,300	3900	.		594,200	594,200	Year End Roll	12/18/2019
2019	102	FV	599,100	3900	.		603,000	603,000	Year End Roll	1/3/2019
2018	102	FV	529,300	3900	.		533,200	533,200	Year End Roll	12/20/2017
2017	102	FV	482,100	3900	.		486,000	486,000	Year End Roll	1/3/2017
2016	102	FV	424,200	3900	.		428,100	428,100	Year End	1/4/2016
2015	102	FV	391,700	3900	.		395,600	395,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
WALZER JANET,	45259-359		5/26/2005		447,500	No	No						
VEO LAURA	29681-565		1/20/1999		241,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/18/2018										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good					CONDO CONVERSION 1998, Building Number 1.									
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer 10 %		OthrFix:	Rating:														
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1													
Color: BEIGE		A Kits:	Rating:														
View / Desir: N - NONE		Frl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:													
Grade: C+ - Average (+)		<b>CONDOS INFORMATION</b>															
Year Blt: 1915		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 40.000000000													
Lump Sum Adj:				Name: 187 - 7147													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good 18. %				Exterior:				No Unit RMS BRS FL					
Prim Int Wal 2 - Plaster				Functional: %				Interior:				1 6 3 2					
Sec Int Wall: %				Economic: %				Additions:									
Partition: T - Typical				Special: %				Kitchen:									
Prim Floors: 4 - Carpet				Override: %				Baths:									
Sec Floors: %				Total: 18.6 %				Plumbing:									
Bsmnt Flr:				Basic \$ / SQ: 305.00				Electric:									
Subfloor:				Size Adj.: 1.35000002				Heating:									
Bsmnt Gar:				Const Adj.: 0.99297005				Totals									
Electric: 3 - Typical				Adj \$ / SQ: 408.855				General:				1 6 3					
Insulation: 2 - Typical				Other Features: 60922													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.25000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1	% Heated: 100	% AC: 100	% Sprinkled:	WtAv\$/SQ: AvRate: Ind.Val													
Solar HW: NO	Central Vac: NO	Adj Total: 758379	Depreciation: 141059														
% Com Wal		Depreciated Total: 617321															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>					
Basic \$ / SQ: 305.00				Rate Parcel ID Typ Date Sale Price								SUB AREA DETAIL					
Size Adj.: 1.35000002												Code Description Area - SQ Rate - AV Undepr Value					
Const Adj.: 0.99297005												GLA Gross Liv Ar 1,200 408.860 490,627					
Adj \$ / SQ: 408.855																	
Other Features: 60922																	
Grade Factor: 1.10																	
NBHD Inf: 1.25000000																	
NBHD Mod:																	
LUC Factor: 1.00																	
Adj Total: 758379																	
Depreciation: 141059																	
Depreciated Total: 617321																	
<b>MOBILE HOME</b>				<b>PARCEL ID</b> 028.A-0001-0021.0								<b>IMAGE</b>					
Make: Model: Serial # Year: Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 028.A-0001-0021.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1930	27.50	T	30	102			3,900		3,900
More: N Total Yard Items: 3,900 Total Special Features: Total: 3,900																	
Undisplayed Areas: GLA: 1200																	